

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

August 21, 2014

10:00 A.M.

MINUTES

PRESENT

Martin Cabrera
Terry Peterson
Daniel Sih
Andrew Mooney
Smita Shah
Rebekah Scheinfeld
Patricia Scudiero
Linda Searl
Olga Camargo
Les Bond
Michael Kelly
Alderman Walter Burnett
Alderman Thomas Tunney
Bishop John R. Bryant
Alderman Edward Burke

ABSENT

George Migala
Doris Holleb
Euclid Walker
Alderman Daniel S. Solis
Alderman Joseph Moore
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on June 19, 2014.
- III. The Minutes of the July 17, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 3, under Adjacent Neighbors, items number 4 through 7 under Negotiated Sales, items number 8 and 9 under Sealed Bid, item number 10 under Tax Increment Financing, and items numbered 11 through 16 under Acquisitions and Dispositions and were approved by an omnibus vote of 11-0**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4131 West Arthington Street. (14-074-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1139 South Albany Avenue. (14-074-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4542 South Oakenwald Avenue. (14-074-21)

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2745-55 West Madison Street. (14-076-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3201 West Warren Boulevard/16-18 North Kedzie Avenue. (14-077-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 520-22 South Cicero Avenue. (14-082-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4005 South Dearborn Street. (14-087-21)

Sealed Bid

8. A resolution recommending a proposed ordinance authorizing the sealed-bid sale of City-owned land for the property located at 1433 West Cortez Street. (14-078-21)
9. A resolution recommending a proposed ordinance authorizing the sealed-bid sale of City-owned land for the property located at 8712-14 South Mackinaw Avenue. (14-080-21)

Tax Increment Financing

10. The Washington Park Tax Increment Financing Redevelopment Project Area. The TIF boundaries are, generally, bounded by 51st Street and 55th Street on the north, 67th Street on the south, Cottage Grove Avenue and Washington Park on the east, and the Dan Ryan Expressway on the west. (14-073-21)

Acquisitions and Dispositions

11. A resolution recommending a proposed ordinance authorizing the acquisition of three parcels of land from the Chicago Board of Education to the City of Chicago for the development of a new community recreation center for the property generally located at the Southwest Corner of East 35th Street and South Cottage Grove. (14-085-21)
12. A resolution recommending a proposed ordinance authorizing the acquisition of three parcels of land from the Chicago Park District to the City of Chicago for the development of a new community recreation center for the property generally located at the Southwest Corner of East 35th Street and South Cottage Grove. (14-085-21)
13. A resolution recommending the disposition of four City-owned parcels to ground lease the property to a new entity to be created by the Chicago Park District and The Community Builders, Inc. for the development of a multi-use community recreation

center for the property generally located at the Southwest Corner of East 35th Street and South Cottage Grove. (14-085-21)

14. A resolution recommending a proposed ordinance authorizing the disposition of four City-owned parcels to the Chicago Board of Education for the creation of a play area for Frazier International Baccalaureate Magnet School for the property located at the Northeast corner of South Pulaski Road and West Grenshaw Street. (14-075-21)
15. A resolution recommending a proposed ordinance authorizing the disposition of one City-owned parcel of land to the Chicago Board of Education for the property generally located at 2616 West Madison Street. (14-079-21)
16. A resolution recommending a proposed ordinance authorizing the disposition of City-owned parcels to various property owners/applicants under The Large Lot Pilot Program Within the “Green Healthy Neighborhoods Plan” Area for the properties generally located at: 1001 W 61ST ST, 1014 W 61ST ST, 1204 W 52ND ST, 1216 W 72ND PL, 1247 W GARFIELD BLVD, 1270 W 71ST PL, 1275 W 71ST PL, 1339 W 61ST ST, 1415 W 65TH PL, 1415 W 69TH ST, 1417 W 69TH ST, 1514 W 65TH PL, 1520 E MARQUETTE RD, 154 W 70TH ST, 1540 E MARQUETTE RD, 1655 W MARQUETTE RD, 1756 W 61ST ST, 2054 W 71ST ST, 2124 W 52ND PL, 219 W 66TH ST, 223 W 66TH ST, 310 W 61ST PL, 313 W 60TH ST, 316 W NORMAL PKWY, 318 W 53RD ST, 318 W NORMAL PKWY, 319 W 64TH ST, 319 W MARQUETTE RD, 320 W 61ST PL, 326 W 60TH ST, 330 W 60TH ST, 343 W 59TH ST, 438 W ENGLEWOOD AVE, 442 W ENGLEWOOD AVE, 448 W 61ST PL, 456 E 67TH ST, 5006 S MICHIGAN AVE, 5010 S LAFLIN ST, 5014 S LAFLIN ST, 5022 S MORGAN ST, 5024 S MORGAN ST, 5025 S MICHIGAN AVE, 5026 S MORGAN ST, 5124 S LOWE AVE, 5135 S WINCHESTER AVE, 5136 S JUSTINE ST, 5146 S JUSTINE ST, 515 W 61ST PL, 517 W 62ND ST, 519 W 62ND ST, 5204 S JUSTINE ST, 5206 S JUSTINE ST, 5208 S JUSTINE ST, 5213 S DAMEN AVE, 5214 S HERMITAGE AVE, 5220 S WOOD ST, 523 W 62ND ST, 5235 S JUSTINE ST, 5236 S HERMITAGE AVE, 5238 S JUSTINE ST, 5258 S PAULINA ST, 526 W 60TH PL, 528 W 65TH ST, 530 W 65TH PL, 5300 S WALLACE ST, 5301 S HERMITAGE AVE, 5301 S PRINCETON AVE, 5302 S WOLCOTT AVE, 5303 S PRINCETON AVE, 5320 S INDIANA AVE, 5320 S PAULINA ST, 5336 S INDIANA AVE, 5337 S PRINCETON AVE, 5337 S WINCHESTER AVE, 5346 S SEELEY AVE, 5348 S SEELEY AVE, 537 W 60TH ST, 5401 S PAULINA ST, 5419 S MARSHFIELD AVE, 5437 S PAULINA ST, 5437 S UNION AVE, 548 E 62ND ST, 5516 S MARSHFIELD AVE, 5520 S DR MARTIN LUTHER KING JR DR, 5521 S INDIANA AVE, 5523 S INDIANA AVE, 5526 S HERMITAGE AVE, 5527 S LAFLIN ST, 5532 S LOOMIS BLVD, 5538 S DR MARTIN LUTHER KING JR DR, 5566 S PRINCETON AVE, 5605 S PAULINA ST, 5605 S PAULINA ST, 5610 S ADA ST, 5610 S MAY ST, 5621 S LAFAYETTE AVE, 5623 S INDIANA AVE, 5623 S LAFAYETTE AVE, 5631 S PRAIRIE AVE, 5634 S WABASH AVE, 5636 S PRINCETON AVE, 5643 S SHIELDS AVE, 5648 S SHIELDS AVE, 5650 S DR MARTIN LUTHER KING JR DR, 5652 S PRINCETON AVE, 5655 S CALUMET AVE, 5659 S CALUMET AVE, 5710 S ADA ST, 5711 S CARPENTER ST, 5719 S HONORE ST, 5722 S PRINCETON AVE, 5724 S UNION AVE, 5730 S ADA ST, 5730 S UNION AVE, 5745 S MAY ST, 5746 S MAY ST, 5805 S LAFAYETTE AVE, 5812 S BISHOP ST, 5814 S BISHOP ST, 5817 S LaFAYETTE AVE, 5915 S PEORIA ST, 5917 S PEORIA ST, 5923 S CALUMET AVE, 5925 S CALUMET AVE, 5938 S LOOMIS BLVD, 5941 S PRAIRIE AVE, 5943 S MARSHFIELD AVE, 5946 S WOOD ST, 5948 S HERMITAGE AVE, 5948 S WOOD ST, 5949 S CARPENTER ST, 6000 S WOLCOTT AVE, 6004 S WOLCOTT AVE, 6014 S MARSHFIELD AVE, 6016 S MARSHFIELD AVE, 6020 S ADA ST, 6022 S ADA ST, 6022 S WOOD ST, 6023 S CARPENTER ST, 6037 S WOLCOTT AVE, 6041 S

WOLCOTT AVE, 6043 S CARPENTER ST, 6044 S ST LAWRENCE AVE, 6054 S MORGAN ST, 607 W 54TH PL, 609 W 54TH PL, 6111 S RHODES AVE, 6117 S KIMBARK AVE, 6124 S RHODES AVE, 6131 S DR MARTIN LUTHER KING JR DR, 6132 S BISHOP ST, 6140 S INGLESIDE AVE, 6158 S ELLIS AVE, 6160 S INGLESIDE AVE, 6201 S ADA ST, 6212 S UNIVERSITY, 6213 S HERMITAGE AVE, 6217 S ADA ST, 6217 S HERMITAGE AVE, 6217 S THROOP ST, 622 E 67TH ST, 622 W 71ST ST, 6220 S UNIVERSITY AVE, 6229 S RHODES AVE, 6312 S RHODES AVE, 6321 S JUSTINE ST, 6324 S LAFLIN ST, 6326 S RHODES AVE, 6328 S GREENWOOD, 6336 S GREENWOOD AVE, 6336 S HONORE ST, 6338 S ELLIS AVE, 6340 S NORMAL AVE, 6344 S KENWOOD AVE, 6349 S GREENWOOD, 6353 S HAMILTON AVE, 6357 S CHAMPLAIN AVE, 6368 S ELLIS AVE, 638 W 60TH ST, 6400 S HONORE ST, 6400 S MORGAN ST, 6401 S PEORIA ST, 6402 S MAY ST, 6403 S HONORE ST, 6403 S MAY ST, 6406 S EBERHART AVE, 6406 S LOOMIS BLVD, 6406 S MARYLAND AVE, 641 W 61ST PL, 6411 S KENWOOD AVE, 6413 S VERNON AVE, 6415 S MARYLAND AVE, 6416 S CARPENTER ST, 6416 S CHAMPLAIN AVE, 6416 S DREXEL AVE, 6417 S HOYNE AVE, 6419 S ST LAWRENCE AVE, 6420 S MAY ST, 6421 S MARYLAND AVE, 6426 S KIMBARK AVE, 6428 S KIMBARK AVE, 643 W 61ST PL, 6430 S DORCHESTER AVE, 6430 S KIMBARK AVE, 6432 S LAFLIN ST, 6434 S KIMBARK AVE, 6434 S LAFLIN ST, 6434 S MARYLAND AVE, 64414 S DORCHESTER AVE, 6442 S DORCHESTER AVE, 6444 S JUSTINE ST, 6452 S HERMITAGE AVE, 6454 S KIMBARK AVE, 6454 S ST LAWRENCE AVE, 6456 S LOOMIS AVE, 6457 S RHODES AVE, 6460 S DORCHESTER AVE, 6500 S PARNELL AVE, 6502 S PARNELL AVE, 6504 S ELLIS AVE, 6512 S DORCHESTER AVE, 6519 S GREENWOOD AVE, 6524 S YALE AVE, 6525 S WOODLAWN AVE, 6531 S YALE AVE, 6532 S KIMBARK AVE, 6535 S PARNELL AVE, 6539 S JUSTINE AVE, 6540 S MINERVA AVE, 6540 S UNIVERSITY AVE, 6543 S HARVARD AVE, 6543 S JUSTINE AVE, 6546 S ABERDEEN ST, 6547 S PARNELL AVE, 6548 S INGLESIDE AVE, 6554 S ELLIS AVE, 6554 S KIMBARK AVE, 6555 S DREXEL AVE, 6556 S INGLESIDE AVE, 6557 S EMERALD AVE, 6617 S RACINE AVE, 6620 S NORMAL BLVD, 6620 S YALE AVE, 6622 S UNION AVE, 6626 S YALE AVE, 6627 S HARVARD AVE, 6631 S WOOD ST, 6643 S KENWOOD AVE, 6647 S YALE AVE, 6657 S YALE AVE, 6704 S PERRY ST, 6713 S PERRY ST, 6725 S SANGAMON ST, 6727 S SANGAMON ST, 6743 S ADA ST, 6745 S ADA ST, 6751 S PEORIA ST, 6757 S MAY ST, 6759 S MAY ST, 6803 S HONORE ST, 6803 S MARSHFIELD AVE, 6804 S PEORIA ST, 6805 S PARNELL AVE, 6808 S PEORIA, 6815 S PRAIRE AVE, 6819 S GREEN ST, 6820 S ELIZABETH ST, 6830 S ELIZABETH ST, 6832 S PAULINA ST, 6842 S PEORIA ST, 6854 S PEORIA ST, 6913 S LOWE AVE, 6914 S PERRY AVE, 6927 S PRINCETON AVE, 6929 S PRINCETON AVE, 7000 S PEORIA ST, 7011 S HERMITAGE AVE, 7014 S MARSHFIELD AVE, 7014 S PARNELL AVE, 7016 HARPER AVE, 7016 S EGGLESTON AVE, 7017 S EMERALD AVE, 7018 HARPER AVE, 7019 S EMERALD AVE, 7020 S EGGLESTON AVE, 7022 S PARNELL AVE, 7028 S MARSHFIELD AVE, 7028 S VERNON AVE, 7030 S WENTWORTH AVE, 7031 S ELIZABETH ST, 7032 S VERNON AVE, 7037 S LOWE AVE, 7038 S GREEN ST, 7040 S GREEN ST, 7052 S STEWART AVE, 7100 S STEWART AVE, 7128 S EGGLESTON AVE, 7153 S PRINCETON AVE, 7205 S VERNON AVE, 7206 S YALE AVE, 7212 S SANGAMON ST, 7214 S SANGAMON ST, 7216 S UNION AVE, 723 W 54TH PL, 7249 S HARVARD AVE, 725 W 54TH PL, 7252 S MARSHFIELD AVE, 7301 S HARVARD AVE, 731 W 61ST ST, 7315 S HARVARD AVE, 7339 S GREEN ST, 734 W 61ST ST, 7347 S UNIVERSITY AVE, 7511 S EGGLESTON AVE, 7535 S PARNELL AVE, 7546 S UNION AVE, 817 W 50TH ST, 821 W 50TH ST, 834 W 50TH ST, 842 W 50TH ST, 855 W 71ST ST, 925 W GARFIELD BLVD (14-081-21)

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A Business Planned Development application submitted by Chicago Neighborhood Initiatives, Inc. for the property generally located at 10355 South Woodlawn. The applicant proposes the development of a community center with recreational uses and retail uses and accessory parking spaces. The site is currently zoned B1-2, Neighborhood Shopping District and the applicant proposes to rezone the site to a B3-2, Community Shopping District prior to establishing the Business Planned Development. **(Approved 11-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Sih, Cabrera)**
 2. A proposal for a planned development, submitted by XS Tennis Village LLC., for the property generally located at 5256 South State Street. The Applicant is proposing to construct a one- and two-story Indoor and Outdoor Participant Sports and Recreation building with associated accessory retail uses and 130 parking stalls provided on site. The applicant is requesting to rezone the property from RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District) to a C3-2 (Commercial, Manufacturing and Employment District) and then to a Commercial Planned Development. **(Approved 13-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Cabrera)**
 3. A proposal for a planned development, submitted by 171 Partners, LLC, for the property generally located at 171 North Halsted Street. The Applicant is proposing to construct a 28 story, 321' tall, 227 dwelling unit building with commercial uses on the ground floor and 162 parking stalls provided on site. The Applicant is requesting to rezone the property from a DX-7 (Downtown Mixed-Use District) to a Residential-Business Planned Development. **(Approved 12-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Bryant, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney, Cabrera)**
 4. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 645 submitted by the Chicago Park District for the property generally located at 6401 South Stony Island Avenue (Jackson Park). The applicant, in conjunction with the United States Army Corps of Engineers, proposes to make landscape improvements to approximately 155 acres of Jackson Park's 540 acres. The improvements would restore habitat, increase species richness, and manage non-native and invasive species. Other improvements would include wildlife viewing locations, urban camping, and multi-purpose trails. The site lies within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. **(Approved 12-0, Yeas – Commissioners Bond, Bryant, Burnett, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera)**
 5. A proposed amendment to Planned Development No. 986 submitted by Mercy Hospital and Medical Center, for the property generally located at 300-368 E. 26th St.; 2500-2558 S. Dr. Martin Luther King Dr.; 301-367 E. 25th St. The applicant proposes to amend the planned development by revising the boundaries of subarea 2 and 3, to allow the construction of a parking lot to serve the adjacent hospital and medical center. The property is improved with several residential buildings, a vacant lot and a parking lot. **(Approved 13-0, Yeas – Commissioners Bond, Bryant, Burnett, Kelly, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera)**

Break for lunch approximately 12:00 – 1:00, at which time the Hearing will reconvene.

6. A proposed Business Planned Development submitted by the Applicant, 3030 North Broadway LLC, for the property generally located at 3012-38 North Broadway Avenue and 3013-27 North Waterloo Court. The Applicant intends to construct a five-story commercial building with approximately 124,000 square feet of retail space, including a grocery store and fitness center, 270 parking spaces and open space on an approximately 75,094 square foot site. The site is currently zoned B3-2 (Community Shopping District) and RM-5 (Residential Multi-Unit District) and will be rezoned to B3-2 (Community Shopping District) prior to the establishment of the proposed Business Planned Development. **(Approved 10-0-1 with Commissioner Tunney being recused, Yeas – Commissioners Bond, Bryant, Burnett, Mooney, Scheinfeld, Scudiero, Searl, Shah, Sih, and Cabrera)**
7. A Residential Business Planned Development application submitted by MAC West, LLC, for the property generally located at 141-171 W. Erie Street, 630-648 N. LaSalle St., 140-170 W. Ontario St., and 629-649 N. Wells St. The applicant proposes to construct a mixed-use multi-story building with 450 residential dwelling units, ground floor commercial space, and 219 accessory and non-accessory off-street parking spaces. The site is currently zoned DX-7, Mixed-Use Downtown District and the applicant proposes to rezone the site to a Residential Business Planned Development. The site is currently improved by a multi-story commercial building with underground parking. . **(Approved 12-0, Yeas – Commissioners Bond, Bryant, Burnett, Kelly, Mooney, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera)**
8. A proposal for a planned development, submitted by Superior Park, LLC, for the property generally located at 720 North La Salle Street. The Applicant is proposing to construct a 382' tall, 298 dwelling unit building with commercial uses on the ground floor and 109 parking stalls provided on site. The Applicant is requesting to rezone the property from a DX-5 (Downtown Mixed-Use District) and a DX-7 (Downtown Mixed-Use District) first to a DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. **(Approved 12-0, Yeas – Commissioners Bond, Bryant, Burnett, Kelly, Mooney, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera)**
9. A proposed Residential Business Planned Development, submitted by 1546 North Clark, LLC, for the property generally located at 1546 North Clark Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 638). The Applicant is proposing to construct a 105' tall, 48 dwelling unit building with commercial uses on the ground floor. The Applicant is requesting to rezone the property from B1-5 (Neighborhood Shopping District) and B3-5 (Community Shopping District) to a B3-5 (Community Shopping District) and then to a Residential Business Planned Development. **(Deferred at the request of the Applicant)**
10. A Residential Business Planned Development application submitted by Ryan Companies US, Inc. for the property generally located at 801-833 North Clark Street and 77 West Chestnut Street. The applicant proposes to construct a thirty-three (33) story mixed-use building with 392 residential dwelling units, ground floor commercial space, and 154 off-street accessory parking spaces. The site is currently zoned DX-5, Downtown Mixed-Use District and DX-7, Downtown Mixed-Use District. The applicant proposes to rezone the site to a unified DX-7, Downtown Mixed-Use District prior to establishing the Residential Business Planned Development. The site is currently

improved by a commercial bank building and an accessory parking lot. (**Deferred at the request of the Applicant**)

11. A proposed map amendment in the Addison Industrial Corridor, submitted by Waltenburg Holdings LLC, for the property generally located at 2600 West Irving Park Road. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing and Employment District), in order to permit the establishment of an approximately 16,000 square foot day care facility within the existing building at this location. **(Approved 12-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera)**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential-Business Planned Development No. 1121 submitted by Harbor Point Venture, LLC, for the property generally located at 4000 East 134th Street. The applicant proposes to amend the Planned Development to expand an existing mobile home park to no more than 747 manufactured homes/recreation vehicles, provide related accessory facilities, and provide approximately 46 acres of open space. The applicant also proposes to add an approximately 1.9-acre parcel to the Planned Development. The applicant proposes to change the zoning of the added parcel from RS2 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District prior to incorporating it into the amended Residential-Business Planned Development.

Adjournment: 3:35 PM